

UNITED STATES BANKRUPTCY COURT
DISTRICT OF SOUTH CAROLINA

FILED

02 JAN -8 PM 12:11

IN RE:)
)
William R. Brice)
Gerlinde T. Brice)
Debtor(s))
_____)

CASE NO. 98-11330-D

CHAPTER 13

DISTRICT OF SOUTH CAROLINA

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TO: All Creditors and Parties in Interest:

NOTICE AND APPLICATION FOR SALE OF PROPERTY FREE AND CLEAR OF LIENS

YOU ARE HEREBY NOTIFIED that (the debtor or trustee, as applicable) is applying for approval to sell the property of the debtor's estate described below free and clear of all liens and encumbrances according to the terms and conditions stated below.

TAKE FURTHER NOTICE that any response, return and/or objection to this application, should be filed with the Clerk of the Bankruptcy Court no later than 20 days from service of motion/application and a copy simultaneously served on all parties in interest.

TAKE FURTHER NOTICE that no hearing will be held on this application unless a response, return and/or objection is timely filed and served, in which case, the Court will conduct a hearing on February 20, 2002 at 9:00 a. m., at the U.S. Bankruptcy Court, 1100 Laurel Street, Columbia, South Carolina. No further notice of this hearing will be given.

TYPE OF SALE: Private

PROPERTY TO BE SOLD:

All that piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Kershaw, about five (5) miles Southeast of Camden, containing 1.99 acres, more or less, fronting on the West side of Lee Road (S-28-762), and being bounded as follows: NORTH by Lot 11; EAST by Lee Road (S-28-762); SOUTH by Lot No. 8; and, WEST by property of Robert G. McKenzie, all as shown on the plat hereinafter referenced.

The above described property is more particularly shown on that plat prepared for William R. Brice and Gerlinde T. Brice by Daniel Riddick & Associates, Inc., dated September 18, 1990 and recorded in the office of the Clerk of Court for Kershaw County in Plat Book 38 at page 2427.

The above described property is the same property conveyed to William R. Brice and Gerlinde T. Brice by deed of Thomas M. McCaskill and Patricia C. McCaskill dated

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September 19, 1990 and recorded in the office of the Clerk of Court for Kershaw County in Book JI at page 1091 on September 19, 1990.

Address: 65 Lee Road, Camden, SC 29020

PRICE: \$114,900.00

APPRAISAL VALUE: Tax Appraised Value - 90,300.00

BUYER: Mark and Tina Williams
(No relationship)

PLACE AND TIME OF SALE: As soon as possible

SALES AGENT/AUCTIONEER/BROKER: Russell Jeffcoat
509 Broad Street
Camden, SC 29020
Phone (803) 713-8590
Fax (803) 713-8595

COMPENSATION TO SALES AGENT/AUCTIONEER/BROKER, ETC.:

Commission: 8043.00 (7%)

REAL ESTATE: SELLERS COSTS

Deed Preparation:	100.00
Deed Fees:	425.13
CL 100 Report:	100.00
Heating & Cooling Letter:	100.00
Home Warranty Premium:	369.00
Carpet Allowance:	1800.00
V.A. Loan (Sellers Costs):	3500.00

Estimate of Seller's Expense and Approximate Net and Contract of Sale attached.

ESTIMATED TRUSTEE'S COMPENSATION: (Reasonable compensation to be determined by the Court (but not to exceed the limits set in 11 U.S.C. §326 (a)).

LIENS/MORTGAGES/SECURITY INTERESTS ENCUMBERING PROPERTY:

Colonial Savings Bank, 1111 Broad Street, Camden, SC 29020 and Nationsbank, 1025 Broad Street, Camden, SC 29020. Estimated amount due - \$95,000.00 . Lienholders consent to sale. Lien will be satisfied upon sale.

DEBTOR'S EXEMPTION: 10,000.00 - Debtor's estimate of net proceeds - 5,437.87

PROCEEDS ESTIMATED TO BE PAID TO ESTATE: -0-

Applicant is informed and believes that it would be in the best interest of the estate to sell said property by (public or private sale). Applicant also believes that the funds to be recovered for the estate from the sale of said property justify its sale and the filing of this application.

The Court may consider additional offers at any hearing held on this notice and application for sale. The court may order at any hearing that the property to be sold to another party on equivalent or more favorable terms.

The trustee or debtor in possession, as applicable, may seek appropriate sanctions or other similar relief against any party filing a spurious objection to this notice and application.

WHEREFORE, applicant requests the court issue an order authorizing sale of sale of said property and such other and further relief as may be proper.

Dated this 7 day of January, 2002.

A handwritten signature in black ink, appearing to read 'Dana A. Morris', is written over a horizontal line.

Dana A. Morris, Attorney for the Debtor
District ID # 3573
Post Office Drawer 10
Camden, S.C. 29020
(803) 432-4391

Address of Court:
United States Bankruptcy Court
Post Office Box 1448
1100 Laurel Street
Columbia, SC 29202